

Item 4b **14/00336/FUL**

Case Officer **Nicola Hopkins**

Ward **Coppull**

Proposal **Proposed development of 3 No. dwellings and associated access**

Location **47 Clancutt Lane Coppull Chorley PR7 4NR**

Applicant **Morris Homes Ltd**

Consultation expiry: 8th May 2014

Application expiry: 3rd June 2014

Proposal

1. The application relates to the erection of 3 additional dwellings at the Morris Homes site in Coppull. The site was formally partly occupied by 47 Clancutt Lane (and is associated curtilage) and mostly occupied by a piece of undeveloped greenfield land. The site is now being developed by Morris Homes.

Recommendation

2. It is recommended that full planning permission is granted subject to the Section 106 Agreement

Executive Summary

3. This site forms part of a larger residential development currently being developed by Morris Homes. Although this piece of land has always formed part of the safeguarded land allocation in the current Local Plan and forms part of the residential allocation in the emerging Local Plan it has not been included in previous applications at this site due to this piece of land being in a different ownership. Since commencing the development of the wider piece of land Morris Homes have entered into discussions with the owner to purchase this site. This has resulted in the ability to construct more dwellings within this sustainable location resulting in a more efficient use of land.

Representations

4. **Coppull Parish Council** have no objections

Assessment

Background Information

5. An outline planning application was submitted to the Council in November 2011 for the demolition of 47 Clancutt Lane (and associated outbuildings) and erection of up to 29 residential dwellings. This application was considered at Development Control Committee on 14th February 2012 and refused in respect of the development of safeguarded land at that time and the undermining of the aims and objectives of the Development Plan.
6. The applicants appealed this decision and the site was subject to an appeal hearing on 16th May 2012. The Planning Inspector allowed the appeal and Morris Homes were granted reserved matters consent for 28 dwellings in August 2013.
7. Works on site have commenced with at least one property now occupied. The piece of land subject to this application does form part of the wider safeguarded land allocation within the current Local Plan (DC3) and forms part of the wider housing allocation within the emerging Local Plan (HS1.37). The piece of land subject to this application was, however, not included in previous applications at this site due to land ownership issues. Morris Homes have now purchased the site and seek to erect three additional dwellings on the site.

Density

8. The site covers an area of 650m² (0.1ha) in size. Policy 5 of the Core Strategy relates to housing densities and states that the authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land.
9. When the previous applications were considered at this site it was considered that a density of 29 dwellings per hectare was appropriate for this location. The inclusion of this small piece of land within the wider development (site area of 0.93 hectares) results in a density of 33 dwellings per hectare. It is considered that this density is appropriate for this location and ensures an efficient use of land within a sustainable location in accordance with guidance contained within the framework.

Impact on the future residents

10. The immediate neighbours to the three additional dwellings are plot 15 and 16 of the approved residential scheme at this site.
11. The land level of the application site has been lowered and now creates a depression within this part of the site. In this regard it is proposed to raise the land levels to reflect the finished floor levels of the adjacent plots.
12. Plot 15 is included within the red edged application site for this application due to the fact that the boundary of this plot has been amended slightly to include part of the additional land. The siting and layout of plot 15 has not changed from that approved however.
13. Plot 15 is a two storey Berrington House Type which will be adjacent to plot 29. Plot 15 incorporates non-habitable room windows and a door within the elevation immediately adjacent to plot 29 and the rear first floor windows will be at an oblique angle to the garden area of plot 29 which ensures no direct overlooking is created.

14. There is one window within the side elevation of plot 15 which does not serve a habitable room and as such it is not considered that the proposals will create any loss of privacy to the detriment of the future residents.
15. Plot 29 will be approximately 30cm higher than the finished floor level of plot 15 however this level difference will not adversely impact on the amenities of the future residents.
16. Plot 16 is located approximately 18.5 metres to the south of the proposed plot 31 and will have a finished floor level approximately 70cm lower than plot 31. The Council's spacing guidelines requires 12 metres from first floor windows to the gable of the adjacent property which given the level difference in this case is increased to 13 metres. As in excess of the required spacing distance is proposed the proposals will not result in any loss of amenity to the future residents.
17. There are no other immediate neighbours to the proposed three additional plots.
18. As per the adjacent plots the boundary treatment to the rear of the proposed plots will consist of a retaining wall structure and the acoustic fence above. The retaining wall is necessary to address the change in land levels which it is understood is directly linked to the drainage scheme approved at this site.

Design

19. The scheme proposes a modern housing development of all two storey properties. The immediate surrounding area comprises various house types and styles and it is considered that a development of two storey detached and terraced properties is appropriate for this site whilst the layout secures an appropriate density. The proposals reflect the design and character of the dwellings already under construction on the adjacent site.

Open Space

20. As this part of the safeguarded land/ now housing allocation was not considered as part of previous applications on this site the uplift in dwellings has an associated uplift in the requirement for a contribution to public open space in the area as follows:

Amenity Greenspace

There is currently a deficit of provision in Coppull in relation to this standard, a contribution towards new provision in the settlement is therefore required from this development. The amount required is £140 per dwelling.

Provision for children/young people

There is currently a surplus of provision in Coppull in relation to this standard and the site is within the accessibility catchment (800m) of an area of provision for children/young people. A contribution towards new provision in the settlement is therefore not required from this development. However, there is an area of provision for children/young people within the accessibility catchment that is identified as being low quality and/or low value in the Open Space Study (site 1363.1 – Longfield Ave). A contribution towards improvements to this site is therefore required from this development. The amount required is £134 per dwelling.

Parks and Gardens

There are no parks/gardens within the accessibility catchment (1,000m) of this site identified as being low quality and/or low value in the Open Space Study therefore a contribution towards improving existing provision is not required.

Natural and Semi-Natural Greenspace

The site is within the accessibility catchment (800m) of an area of natural/semi-natural greenspace that is identified as being low quality and/or low value in the Open Space Study (site 1728 – Reservoir Mill Lane), a contribution towards improving this site is therefore required. The amount required is £557 per dwelling.

Allotments

There is no requirement to provide allotment provision on site within this development.

The site is within the accessibility catchment (10 minutes' drive time) of allotments that are identified as being low quality and/or low value in the Open Space Study (sites 1647 – Chapel Lane, 1644 – Whittam Road, Chorley, 1646 – Worthy Street, Chorley). A contribution towards improving the quality/value of these sites is therefore required from this development. The amount required is £15 per dwelling.

Playing Pitches

A Playing Pitch Strategy was published in June 2012 which identifies a Borough wide deficit of playing pitches but states that the majority of this deficit can be met by improving existing pitches. A financial contribution towards the improvement of existing playing pitches is therefore required from this development. The Playing Pitch Strategy includes an Action Plan which identifies sites that need improvements. The amount required is £1,599 per dwelling.

21. This will be secured via a Section 106 Agreement in the event of a positive resolution.

Affordable Housing

22. When the larger site was considered 30% affordable housing, in accordance with Core Strategy Policy 7, was secured. This incorporates the construction of 8 two bedroom terraced properties (plots 7-10 and 16-19) on the site which includes 6 affordable rent properties and 2 shared ownership properties.

23. This contribution was based upon 28 dwellings at this site however if 31 dwellings were proposed (as would be the result of the current proposals) this would generate the need for 9 affordable dwellings on the site. Whilst 3 dwellings in isolation does not generate the need for an affordable housing contribution these dwellings will be 'read' and served via the wider development which actually creates a deficit of affordable houses when the site is assessed as a whole.

24. The Central Lancashire Affordable Housing SPD confirms that the size of developments should not be artificially reduced to reduce or eliminate the affordable housing requirement for example by sub-dividing sites or reducing the density of all or part of a site. Whilst it is not suggested that this site has been sub-divided as the piece of land in this case is only small and the remainder of the site provides a policy compliant affordable housing provision it is clear that if this piece of land forms part of the wider land and is wholly reliant on the access secured to serve the existing approved development. If land ownership had not been an issue previously it would have been included as part of the whole development originally and generates the need for an additional affordable unit. All of the supporting information supports this assertion in that the documents are supplementary letters/ documents based upon the original studies/ surveys done at this site.
25. It is clear that the on-site affordable housing which has been provided at this site has been integrated into the layout of the development through 'pepper-potting' within private housing in accordance with the SPD and in order to address the deficit of affordable housing created it is considered that in this case a financial contribution in lieu of on-site provision is appropriate as this will seek to further contribute to the creation of mixed communities in the local authority area in accordance with the Framework. This will be secured as part of the legal agreement and will include a figure of £29,425.

Trees and Landscape

26. There are existing trees and shrubs on the site. In 2011 the trees on site were assessed and a Tree Preservation Order (TPO 5 (Coppull) 2011) was placed on the trees which were considered to have an amenity value. This included three individual trees (an Ash and 2 Oaks) and a group of 6 Oak trees.
27. The trees which were protected represented those trees with the highest amenity value and were identified as retainable within the survey which accompanied the outline application for the adjacent site.
28. One of the individual Oak trees was located at the edge of the outline planning application site however falls within this application site. The proposals detail the retention of this tree and consider the potential of creating a focal point within this part of the site. As set out above the land levels within this part of the site have been reduced and will be raised again as part of the proposals. Any works to land levels in close proximity to trees and their roots has the potential to impact on the health and future retention of the tree.
29. In this regard the Council's Tree Officer has visited the site and raised concerns about works which have occurred within proximity of the tree and the continuing health of this tree. The requirement to protect the trees on site during the development period and not to alter the soil levels at the base of the retained trees was a condition of the outline approval at this site which does not appear to have been complied with. The applicant has been made aware of these concerns and been advised that measures to ensure the continued protection and retention of this tree are required as there are serious concerns about the future of this tree. An action plan and timetable for this area of the site is required and will be presented within the addendum along with appropriate condition(s) to ensure compliance.

Ecology

30. The outline application and reserved matters application at this site were accompanied by Ecology surveys which were reviewed by the Ecologist at Lancashire County Council. Appropriate conditions were also attached to the approvals in respect of protected species. In this regard this application is accompanied by supplementary ecological information undertaken by FPCR Environment and Design Ltd.
31. A Phase 1 Habitat survey was undertaken at the site on 8th January 2014 and resulted in the following conclusions:
- Amphibians: Great Crested Newts (GCN) presence/absence surveys were undertaken during 2011, no GCN were recorded during the surveys.
 - Reptiles: The site provided little opportunity for reptile species. The unmanaged grassland and hedgerow habitats may provide some limited foraging opportunity.
 - Bats: The mature oak tree had no features (such as rot holes, cracks or crevices) suitable to support a bat roost. The unmanaged grassland and hedgerow would provide some favourable commuting and foraging habitat, however, due to the small size of the site this is considered limited.
 - Breeding Birds: The hedgerow and tree habitats have the potential to provide nesting and foraging habitat to a wide range of bird species.
 - No evidence of or potential for any other protected species was recorded within the site boundary.
32. The Ecologists recommendations are as follows:
- All native hedgerows are listed as Habitats of Principal Importance under section 41 of the NERC Act 2006: Landscaping should aim to complement the large development site utilising native species and maintaining faunal linkages in particular the wooded and pastoral areas to the north and west of the site.
 - The oak tree should be protected during the proposed works.
 - The site was considered to provide some suitable terrestrial habitat for amphibian species. Due to the small size of this extension land and the poor connectivity from the site to the pond (buffered by railway line), it is considered that in this instance the survey data is still valid and the presence of GCN or amphibian species would not cause constraint to development.
 - The oak tree and hedgerow provide suitable opportunity for breeding birds. Breeding birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence to damage or destroy the nest of any wild bird while it is in use or being built. The oak tree is to be retained, however, if these proposals alter or the hedgerow is to be removed, works should commence outside of the breeding bird period (March- August inclusive).
33. Following a supreme court ruling (Morge vs. Hampshire County Council – Supreme Court ruling Jan 2011) the Local Authority now have a responsibility to consult Natural England on proposals which may affect protected species and ask the following questions:
- Is the proposal likely to result in a breach of the Habitats Regulations?
 - If so, is Natural England likely to grant a licence?

34. It is not considered that the proposals will affect protected species and as such will not breach the Habitats Regulations as such Natural England have not been consulted.
35. Following a high court decision (R (on the application of Simon Woolley) v Cheshire East Borough Council, June 2009) the Local Planning Authority have a legal duty to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:
- (a) the activity must be for imperative reasons of overriding public interest of for public health and safety;
 - (b) there must be no satisfactory alternative and
 - (c) favourable conservation status of the species must be maintained.
36. This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority are required to engage with the Directive.
37. As set out above the applicant's Ecologist does not consider in her professional opinion that the proposals will harm a protected species. It is noted that the survey was undertaken prior to the removal of earth and the significant drop in land levels within this part of the site. As part of the bat and bird mitigation secured as part of the wider site to ensure that the derogation tests are satisfied bat roosts and bird nesting provisions were secured. Given that the unmanaged grassland and hedgerow which previously occupied the site were considered to provide some favourable commuting and foraging habitat it is considered appropriate to require similar mitigation measures on the three additional properties proposed. This can be secured by condition.

Flood Risk

38. Due to the size of the site, less than 1 hectare (this site and the site as a whole), there is no requirement for the submission of a flood risk assessment however the application is supported by full drainage information. Full detail of foul and surface water drainage were required by condition as part of the wider site and the full details have been approved by both the Environment Agency and United Utilities. It is considered appropriate to 'tie' these three additional dwellings into the approved system which can be secured by condition.

Traffic and Transport

39. When the outline application at the adjacent site was considered the access arrangements to the site were addressed. At reserved matters stage the Highway Engineer raised specific comments which were incorporated into the road layout. The current proposals incorporate the approved access arrangements. The Highway Engineer at LCC has reviewed the proposals and his comments will be reported on the addendum.
40. The proposals include the erection of 1 three bedroom terraced dwellinghouse and 2 two bedroom terraced houses. For all the proposed properties 2 off road parking spaces are required. Each dwelling has two off road parking spaces in accordance with Policy ST4 of the emerging Local Plan.

41. When the outline application was considered at this site the highway engineer considered that the scale of the development is well within the recommended guideline of 80 units before requiring a transport assessment. As such it is not considered that 3 additional units will adversely impact on operation of the adjacent highway network.

Right of Way

42. There is a public right of way (Footpath 19) which runs adjacent to the northern boundary of the site over the railway bridge. The footpath also connects in a north west direction along Pear Tree Avenue. The proposed development will not affect the route of this right of way.

Noise

43. The main consideration from a noise perspective is the proximity of the railway line to the proposed development. When the outline application was considered on the adjacent site an Environmental Noise Impact Assessment was submitted in respect of both garden and internal areas of proposed properties to ensure that they are adequately protected from noise from the railway line. The measures suggested included standard thermal double glazing, trickle ventilation openings and the gardens on the western and north-western site boundaries to be protected by acoustic screening.
44. It is considered that these measures are also appropriate in respect of the currently proposed plots. The proposed scheme includes the erection of a 2.4 metre high acoustic fence along the north and western boundaries of the site including along the side and rear boundaries of the proposed plots. The erection of this acoustic fence and measures included within the houses will be secured by condition to protect the amenities of the future residents.

Sustainability

45. Policy 27 of the Core Strategy currently requires dwellinghouses to be built to meet Code for Sustainable Homes Level 4 (this increases to Level 6 on 1st January 2016). This will be secured by condition.

Community Infrastructure Levy

46. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for housing - £65 per sq m. The CIL Charging Schedule was adopted on 16 July 2013 and the charging commenced on 1 September 2013. The proposed housing development will be chargeable development and this will become liable at the commencement of the development.
47. The total residential floorspace proposed for the three additional units is 216m² which equates to £14,040. It is noted that plot 15 forms part of this application however there are no changes to size or layout of this plot and given that this plot already has full planning permission (and it is clear in the CIL Regulations that it is not the intention to retrospectively charge for development) this plot has not been included within the chargeable development calculation.

Overall Conclusion

48. The principle of developing this site for housing has been established by the allocation for residential development within the emerging Local Plan. The proposals are considered to be acceptable for this site whilst protecting the amenities of the existing and future residents.

Planning Policies

49. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Reference	Description	Decision	Date
11/00074/FULMAJ	Application for the erection of 10 two bedroom dwellings and 20 three bedroom dwellings (incorporating four 2.5 storey three bedroom dwellings- plots 1, 7, 9 and 21) with associated access, car parking and landscaping. Including refurbishment and reconfiguration of garden and fencing of 47 Clancutt Lane.	Refused	May 2011
11/00993/OUTMAJ	Outline application for the demolition of 47 Clancutt Lane (and associated outbuildings) and erection of up to 29 residential dwellings (all matters reserved except for access).	Refused - allowed on appeal	February 2012
13/00453/REMMAJ	Reserved matters application for the erection of 28 dwellings at 47 Clancutt Lane, Coppull, Chorley	Approved	August 2013
13/00896/MNMA	Minor non-material amendment to reserved matters approval ref: 13/00453/REMMAJ (which was for the erection of 28 dwellings) for minor amendments to the front elevations of the approved dwellings	Approved	October 2013
14/00063/ADV	Erection of 1 freestanding advertisement board, 4 freestanding lead in boards	Consent granted	February 2014

	and 5 flags associated with the Morris Homes housing development at Clancutt Lane (retrospective)		
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Recommendation: Permit (Subject to Legal Agreement) Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Plot	Drawing Reference	Received date
Location Plan		N925/P/LOC 01	26 th March 2014
Planning Layout		N925/P/PL 01 Rev E	26 th March 2014
Material Dispersion Plan		N925/P/MAT 01 Rev E	26 th March 2014
Capesthorpe 2 House Type Floor Plans	31	N925/P/HTCAP/02	26 th March 2014
Budworth House Type Floor Plans	29/ 30	N925/P/HTBUD/02 Rev A	28 th April 2014
Fence details		F1-2	26 th March 2014
Capesthorpe 2 House Type Elevations	31	N925/P/HTCAP/01	26 th March 2014
Budworth House Type Elevations	29/ 30	N925/P/HTBUD/01 Rev B	28 th April 2014
Plot Drainage Design		13060/03/01 Rev C	26 th March 2014
Means of Enclosure		N925/P/FENCE/01	26 th March 2014
Berrington 2 SA House Type Elevations	15	N925/P/HTBER/01	20 th May 2013
Berrington 2 SA House Type Floor Plans	15	N925/P/HTBER/02	20 th May 2013

Reason: For the avoidance of doubt and in the interests of proper planning

3. The development hereby approved shall incorporate the following noise mitigation measures:

- The erection of a 2.4 metre high acoustic fence, in accordance with the approved details, between points A and B detailed on the approved Planning Layout Plan
- The inclusion of standard thermal double glazing and trickle ventilation openings within the rear/ side elevations of plots 15, 29, 30 and 31.

Reason: In the interests of the future residents' amenities and to reduce the potential noise impact of the adjacent railway line.

4. All dwellings commenced after 1st January 2013 will be required to meet Code Level 4 of the Code for Sustainable Homes and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6 of the Code for Sustainable Homes. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority.

Reason: In the interests of minimising the environmental impact of the development.

5. Notwithstanding the submitted information a scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of the development. These details shall include existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site and those areas to be seeded, paved or hard landscaped. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area. The details shall include details of habitat connectivity (i.e. means of enclosure must be permeable to the passage of wildlife such as amphibians, and small mammals) and any external lighting proposed. All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

6. The development hereby approved shall be carried out in accordance with the approved Construction Method Statement on the adjacent construction site. In particular the construction activities shall adhere to the following:

- The parking of vehicles of site operatives and visitors: parking will be fully contained within the development site boundaries (the land edged red and blue on the approved location plan) with no parking on Clancutt Lane.**
- hours of operation (including deliveries) during construction: 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays**
- loading and unloading of plant and materials: all loading and unloading will take place within the development site boundaries (the land edged red and blue on the approved location plan)**
- Storage of plant and materials used in constructing the development: all storage will take place within the development site boundaries (the land edged red and blue on the approved location plan)**
- Wheel washing facilities: Morris Homes Ltd will provide road sweeps every Monday, Wednesday & Friday during the afternoons. The frequency will be altered as & when conditions dictate.**

- site manager/ foreman including a contact number: Mr John Pickering Tel: 07407 730622

Reason: in the interests of highway safety and to protect the amenities of the nearby residents.

7. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details (for clarification the rear garden fence detail will be fence type ref:SF2 and the divisional fencing to delineate the rear garden areas will be fence type ref:SF1). Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

8. The development hereby approved shall be carried out in accordance with the approved all external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality.

9. Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

10. Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use

11. Prior to the commencement of the development full details of bat roosts and bird nesting provisions (Bat and bird boxes) to be located within the fabric of the buildings at the appropriate height and not artificially illuminated shall be submitted to and approved in writing by the Local Planning Authority. The measures thereafter shall be implemented in accordance with the approved details and retained in perpetuity.

Reason: In the interests of the continued protection of protected species in accordance with Government advice contained within the National Planning Policy Framework.

12. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.

Reason: To safeguard the trees to be retained

13. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

14. Prior to the commencement of the development, a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings will meet the relevant Code Level of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: In the interests of minimising the environmental impact of the development

15. No dwelling shall be occupied until a letter of assurance, detailing how that plot has met the necessary Code Level, has been issued by a Code for Sustainable Homes Assessor and submitted to the Local Planning Authority.

Reason: In the interests of minimising the environmental impact of the development

16. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure the proper drainage of the site and to reduce the risk of flooding

17. The disposal of foul and surface waters and the surface water regulation system shall be completed in accordance with the approved plans and shall conform with the approved details on the adjacent application site (namely approved plans Road and Main Drainage Design (ref: 13060/01/1B), Longitudinal Sections (ref: 13060/01/2B), S104 Agreement Plan (ref: 13060/01/5A), S38 Agreement Plan (ref: 130606/01/6A), Plot Drainage Design (ref: 130606/03/1A)).

Reason: To secure the proper drainage of the site and to reduce the risk of flooding